



Pullar House 35 Kinnoull Street Perth PH1 5GD Tel: 01738 475300 Email: onlineapps@pkc.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100328557-005

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	CASA		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Colin	Building Name:	Treetops
Last Name: *	Smith	Building Number:	
Telephone Number: *	01887 820815	Address 1 (Street): *	Dull
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Aberfeldy
Fax Number:		Country: *	Perthshire
		Postcode: *	PH15 2JQ
Email Address: *	colin@casarchitect.co.uk		

Is the applicant an individual or an organisation/corporate entity? *

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Other"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text" value="Mr and Mrs"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Adam and Abi"/>	Building Number:	<input type="text" value="1"/>
Last Name: *	<input type="text" value="Sawyer"/>	Address 1 (Street): *	<input type="text" value="Orchard Brae"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Aberfeldy"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Perthshire"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="PH15 2BF"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="colin@casarchitect.co.uk"/>		

Site Address Details

Planning Authority:	<input type="text" value="Perth and Kinross Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="1 ORCHARD BRAE"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="ABERFELDY"/>
Post Code:	<input type="text" value="PH15 2BF"/>

Please identify/describe the location of the site or sites

<input type="text"/>	
Northing	<input type="text" value="748868"/>
Easting	<input type="text" value="285029"/>

Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Alterations and Extension to existing Dwelling House

Type of Application

What type of application did you submit to the planning authority? *

- ☒ Application for planning permission (including householder application but excluding application to work minerals).
- ☐ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? *

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

See attached review Statement

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

☐ Yes ☒ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Review Statement Appendix 1, Appendix 2, Appendix 2B, Appendix 3, Appendix 4, Appendix 5, and Appendix 6.

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

25/00317/FLL

What date was the application submitted to the planning authority? *

07/03/2025

What date was the decision issued by the planning authority? *

11/04/2025

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☐ Yes ☒ No

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure *

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

During the process of the application no visit was made by the planning authority, it is only correct that a site visit is therefore undertaken as part of a review to properly assess the proposals.

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? *

☒ Yes ☐ No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? *

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Colin Smith

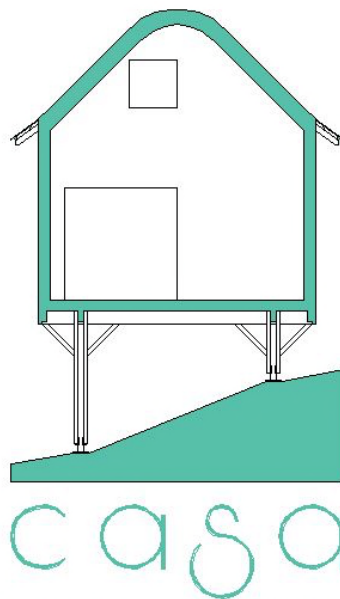
Declaration Date: 05/06/2025

**Alterations and Extensions to
1 Orchard Brae
Aberfeldy
PH15 2BF**

For Mr and Mrs Adam and Abi Sawyer

Planning Application Reference: 25/00317/FLL

**SUPPORTING STATEMENT to
NOTICE of REVIEW**



colin . andrew . smith . architect
treetops . dull .
aberfeldy . perthshire . PH15 2JQ
01887 820815
colin@casarchitect.co.uk

1.0 INTRODUCTION

- 1.1 This statement should be read in conjunction with the Notice of Review submitted on behalf of Mr and Mrs Sawyer for the Alterations and Extensions to 1 Orchard Brae, Aberfeldy, PH15 2BF. The planning application, (25/00317/FLL), was refused by Perth and Kinross Council on 11th April 2025
- 1.2 The proposal sought Planning Permission to Alter and Extend an existing modern unremarkable dwelling house to achieve a layout suitable for home working. The application proposes to extend the property to provide a rationalised entrance sequence to the house and a gym and office.
- 1.3 We strongly contest the council's reasons for refusal of the planning application, as it is the applicant's opinion that the design of the extensions is of an excellent quality for the reasons set out in this statement.

2.0 JUSTIFICATION FOR APPROVAL

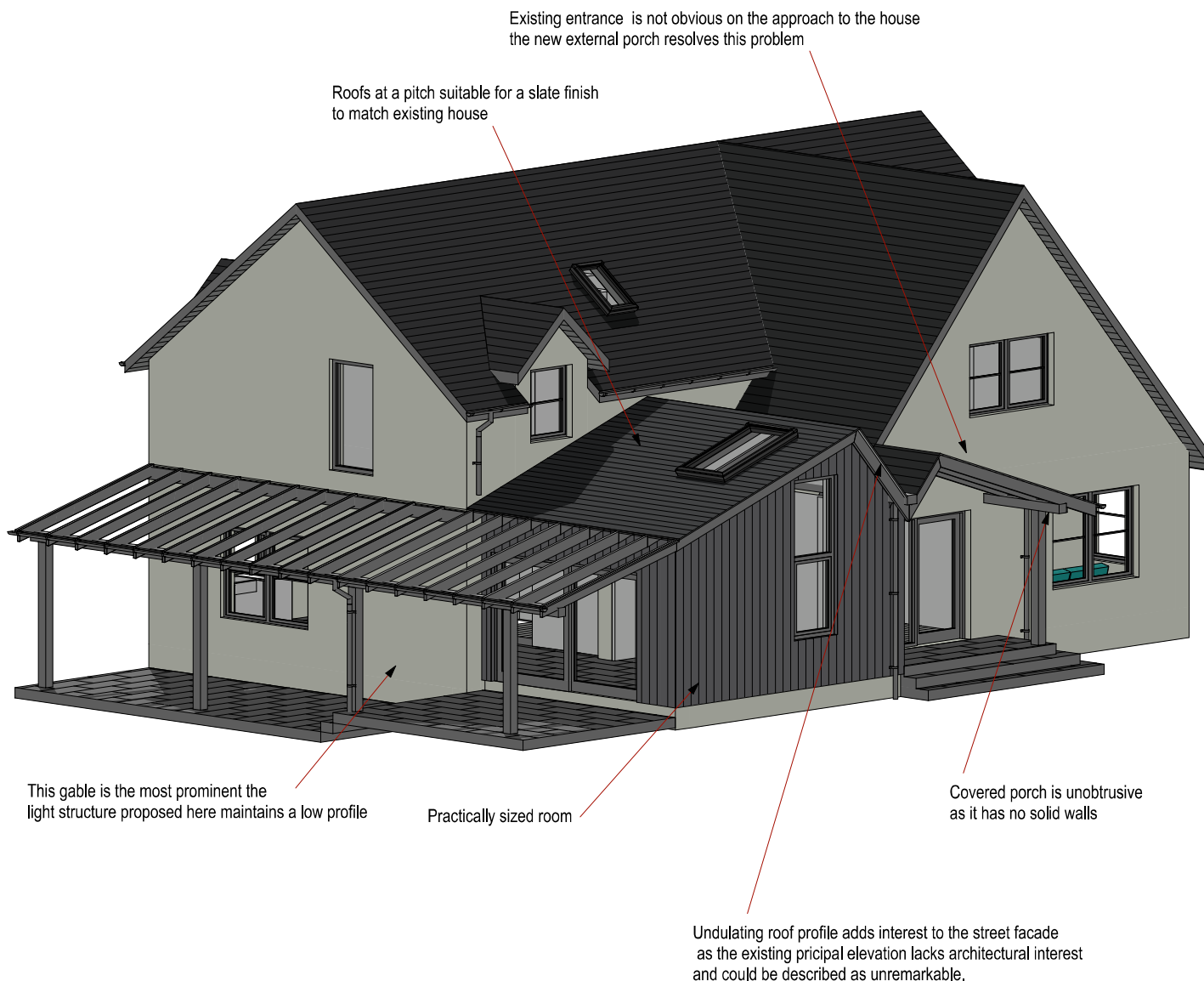
- 2.1 Primarily the reason for refusal is on design grounds relating to both the NPF 4 and the Local Development Plan, this statement does not intend to quote these policies.
- 2.2 This statement and appendix will show that the design was compatible in design terms and therefore PKC are wrong in refusing the application.
- 2.3 The planning officers lack of deliberation and avoidance of a site visit was clearly highlighted in the Planners report of handling, as follows: **'The property's own degree of prominence, on a brae, justifies the requirement to seek sensitive and appropriately designed development.'** And then **'Ultimately, the application site is both an elevated and focal corner plot dwellinghouse with prominent visible character when travelling in and out from Orchard Brae, along Kenmore Road and when exiting The Laurels'**
Although the address of the property is Orchard Brae, the house is at the bottom of this Brae and in no way is elevated. It sits at the same level as Kenmore Road. It would have been helpful if a site visit had been made to allow the planner to be familiar with the site.
- 2.4 The report states that **'However, the corner extension and covered entrance would be forward of the established principal building line'** There is not an established building line in this area of Aberfeldy. Indeed the houses either side are characterised by not having a set building line. See **appendix 5**. Again a site visit would have highlighted the surrounding built environment and characteristics.
- 2.5 The report states; **'Early engagement with the agent was achieved and all concerns were relayed. A request was made to seek amendment to the proposed development's layout by setting it back from the principal building line and to alter the roof form whilst providing flexibility that a modest porch could be considered. The agent and applicant however had decided to continue with the current submission, without revision.'** See attached **Appendix 1** detailing the communication to the planner offering explanation of the design, subsequently ignored. This was a response to his email shown on **appendix 2B**
- 2.6 Further to the above communication with the planner see attached **Appendix 2** showing the design suggested by the Planner. This designs in no way would satisfy the planners own interpretation of policy. Yet this was the solution suggested to achieve an approval. The planner refused to look at the practicalities of the required space and instead was suggesting ideas impractical to the intended use of the house. The planner is therefore disingenuous in his statement: **'A request was made to seek amendment to the proposed development's layout by setting it back from the principal building line and to alter the roof form whilst providing flexibility that a modest porch could be considered.'** He was suggesting un-workable solutions.
- 2.7 The report of handling states **'The development would result in the introduction of new roof pitches with valley formation, and is considered a cumulatively and visually dominant addition to the principal (north-west) elevation'** Yet one of the planners proposal to finish the roofs flat also results in the introduction of a new roof pitch with a cumulative effect.

- 2.8 See **Appendix 3** showing the approved scheme already granted, considerably greater level of development on two levels and consequently substantially more visual than the proposed design.
- 2.9 See **Appendix 4** showing the photographs of the completed extension approved within the more onerous conservation area of Aberfeldy. This design sits forward of the principal elevation with a similar asymmetric gable but was accepted as a suitable design and is located where there is an established building line.
- 2.10 The planning officer is satisfied with most aspects of the design. As quoted as follows:
- 2.91 Relating to design, form and layout, the overall development would be set lower than the host property's roof ridge line and would result in the creation of a new eaves line.
Neither characteristic presents a concern
- 2.92 There are no concerns with the 'light-touch' side (north-east) elevation canopy
- 2.93 The proposed development is relative in scale to the host property
- 2.94 There are no concerns with the proposed material finishes.
- 2.95 With respect to residential amenity, there are no concerns with direct overlooking or privacy impacts
- 2.96 Equally, by virtue of the development's scale, there would be no overshadowing concerns.
- 2.11 The first concern to the planner is the form of the roof which the planning officer states that the **'development would result in the introduction of new roof pitches with valley formation, and is considered a cumulatively and visually dominant addition to the principal (north-west) elevation'** As already shown the dominance is no more than that suggested by the planning officer with his own design ideas and considerably less dominant than that approved in the earlier 2020 approval. It appears that the planning officers only issue is that he does not personally like it. This cannot be a reason for refusal
- 2.12 The other reason is that it **'does not respect host depth and proportions and therefore is not considered to be subordinate in all respects, particularly as the development is not set back from the frontage of the building and is not respectfully subservient to the principal elevation. Introduction of the development would result in a visually obvious and dominant change to the established streetscene, especially when viewed from Orchard Brae or from along Kenmore Road. There are no concerns with the proposed material finishes.'**
- 2.13 As pointed out above other applications have broken this rule and are approved see **appendix 4**. The street scene referred to simply does not exist as **appendix 5 and 6**. The planner is wrong in his assertions that the streetscene would be changed. The house being extended is a modern house with no architectural significance to merit it being important to a streetscape. The proposals will add the character not take it away. When the height and width of the existing house is considered, the proposed design is obviously subservient to the host building as all dimensions and heights are considerably less, resulting in the proportion of the extension being wholly less than the existing building and previous approval. This demonstrates that the planning authority has not properly considered the design even after a full explanation was put forward to the planner during the application process. – **Appendix 1**.
- 2.14 The planning authority surely needs to weight up the positive aspects of the design as shown in 2.10 above rather than subjectively ruling on points 2.11 to 2.13.
- 2.15 It is requested that the Review Body consider the above statements and re-consider the application and overturn the decision. The planner not having visited the site and therefore reading it wrongly has resulted in him misunderstanding the strengths of the designed proposals.

APPENDIX 1

3D View of Proposed Extension

Well considered design as highlighted as follows in email to planner during the application process.



Dear Andrew,

Attached photos as requested.

With regards the design, what has been proposed is a well designed extension, considerably smaller than the previously approved (20/01648/FLL) unbuilt extension complying with the changed needs and budget of the applicants.

It allows for the re-use of the large existing garage opening to avoid a large slapping in the gable wall to achieve the required level of accommodation. The roof pitch directly relates to the pitch required for slating whilst avoiding the dormer window above. Any lower as per your mono pitch suggestion, would not work if finished in slate.

The idea of introducing gables rather than a mono pitch or lean-to is a visual link to the existing architecture of the house, characterised by gables and dormer gables.

To most clients the idea of a flat roof extension to the front of their house is abhorrent. Too many poor extensions of this type are seen in too many properties without thought or consideration to the existing architecture. On the other hand this extension is well designed and sensitively formed. Additionally the glazed canopy is technically impossible when flat.

If as you suggest we were to set back the line of the study this room would become too narrow and hence unusable. If we were then to add a modest porch as you suggest the solidity to the street front would then be greater with a poor level of accommodation for the study and unnecessary accommodation for the entrance porch.

The design has very carefully been considered to avoid too much solidity and plays with the idea of solid and void as we were aware it was on the street frontage. This means that the only aspect with solidity is the gable wall of the proposed study. The prior approval had considerably more solidity especially with respect to the North West and North East elevations. The proposal has therefore significantly less visual impact than the approved scheme or the alternative scheme you propose.

I attach three photos of an extension I completed on Taybridge Terrace, within the Aberfeldy Conservation area, a few years ago. It also has an asymmetric gable set forward from the front of the house, as well as being located on the street frontage. Many of the same design strategies proposed for 1 Orchard Brae was utilised from this successful project.

I trust my explanation allows you to understand better the proposals.

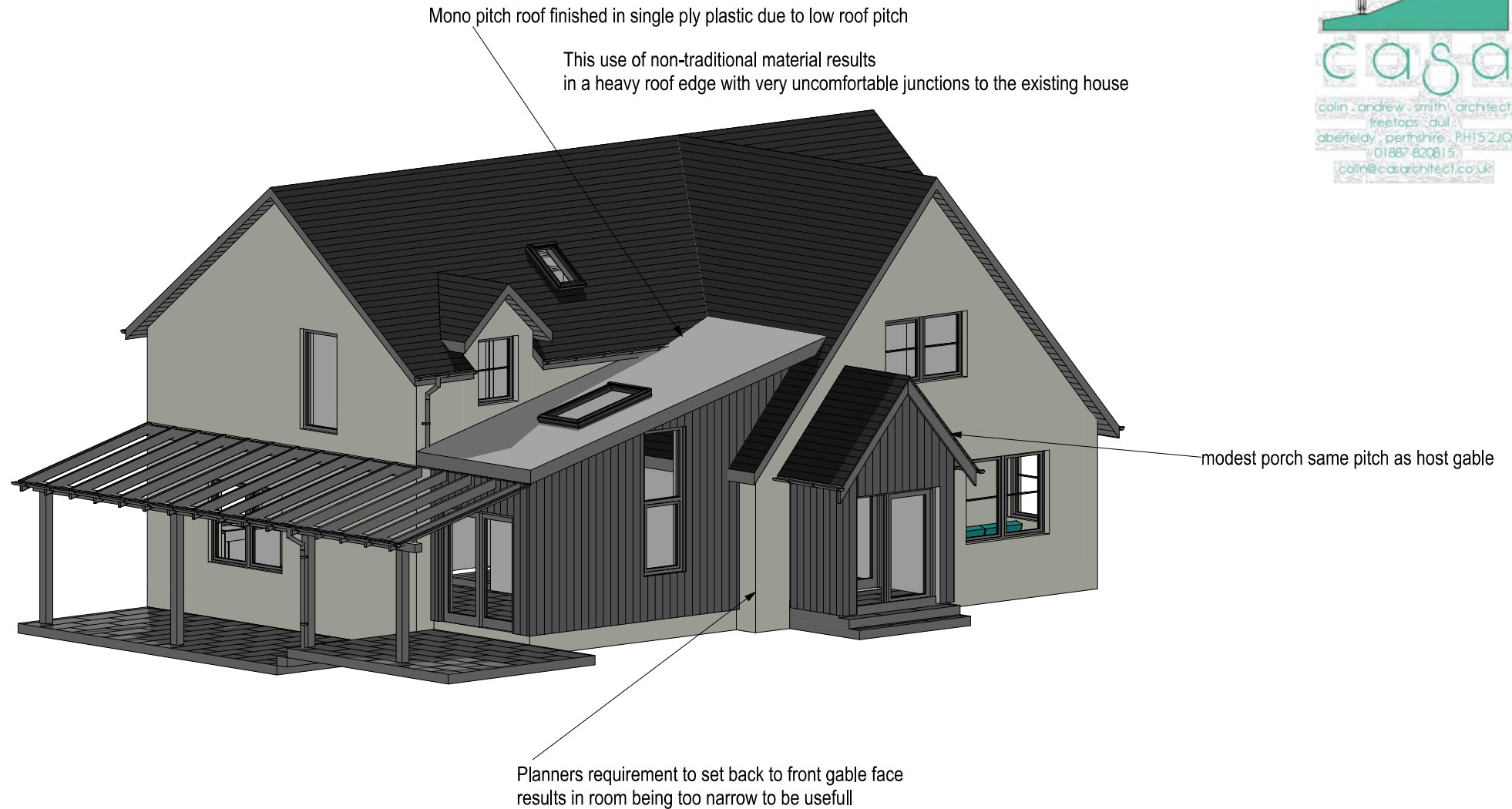
Kind regards

Colin

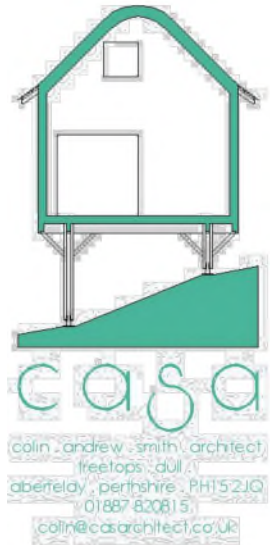


APPENDIX 2

Planners Suggested Alternative Pitched Roof Design with modest Porch.



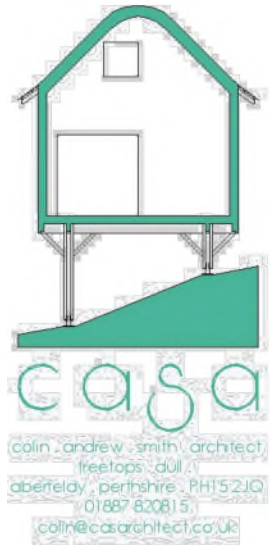
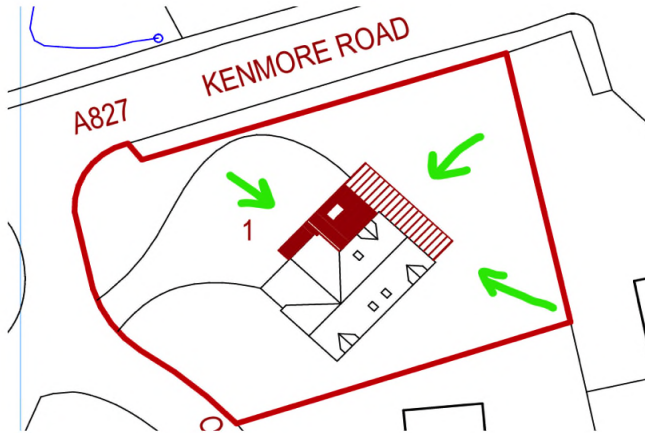
The overall combination of modest porch and lean-to has as much visual as of the design proposed except the design proposed is substantially more elegant



Good morning Colin,

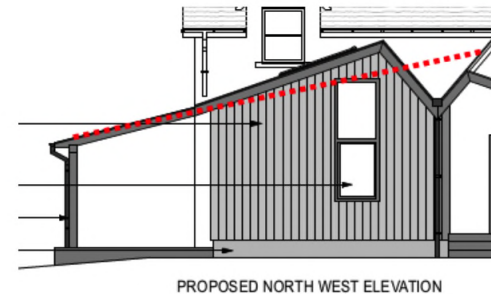
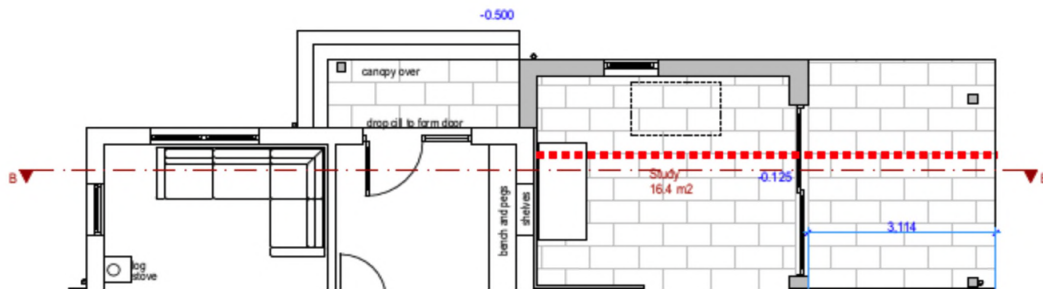
On review of the application, I have three requests at this time which can be continued as part of the current submission without requirement to renotify neighbours.

It would be appreciated if you happen to have any site photos of the application site that you could share with me but if not, I would also appreciate if you or the client could take some photos from around the property at the area of development:



Secondly, for the principal north-west elevation, it is requested that a revised roof design arrangement is sought which moves away from the dipped valley design (perhaps a monopitch design connecting to the north-east roof plane that protects the existing first floor window and sill, or even a flat roof design could be acceptable). If there were any other roof concept designs suggested or drafted for the principal elevation (north west) I would be interested to see these.

Finally, it is requested to set back the proposed extension from the principal building line. A modest porch addition could be considered, if desired.



If you could liaise with the client accordingly and either seek to submit a revised design or confirmation to continue with the current design, that would be appreciated.

Kind regards,
Andrew

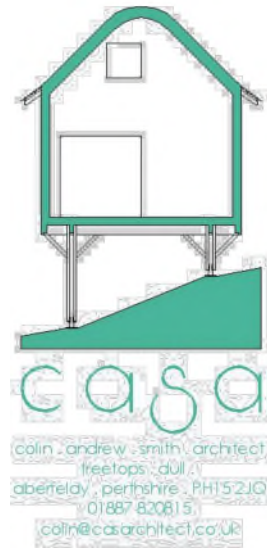
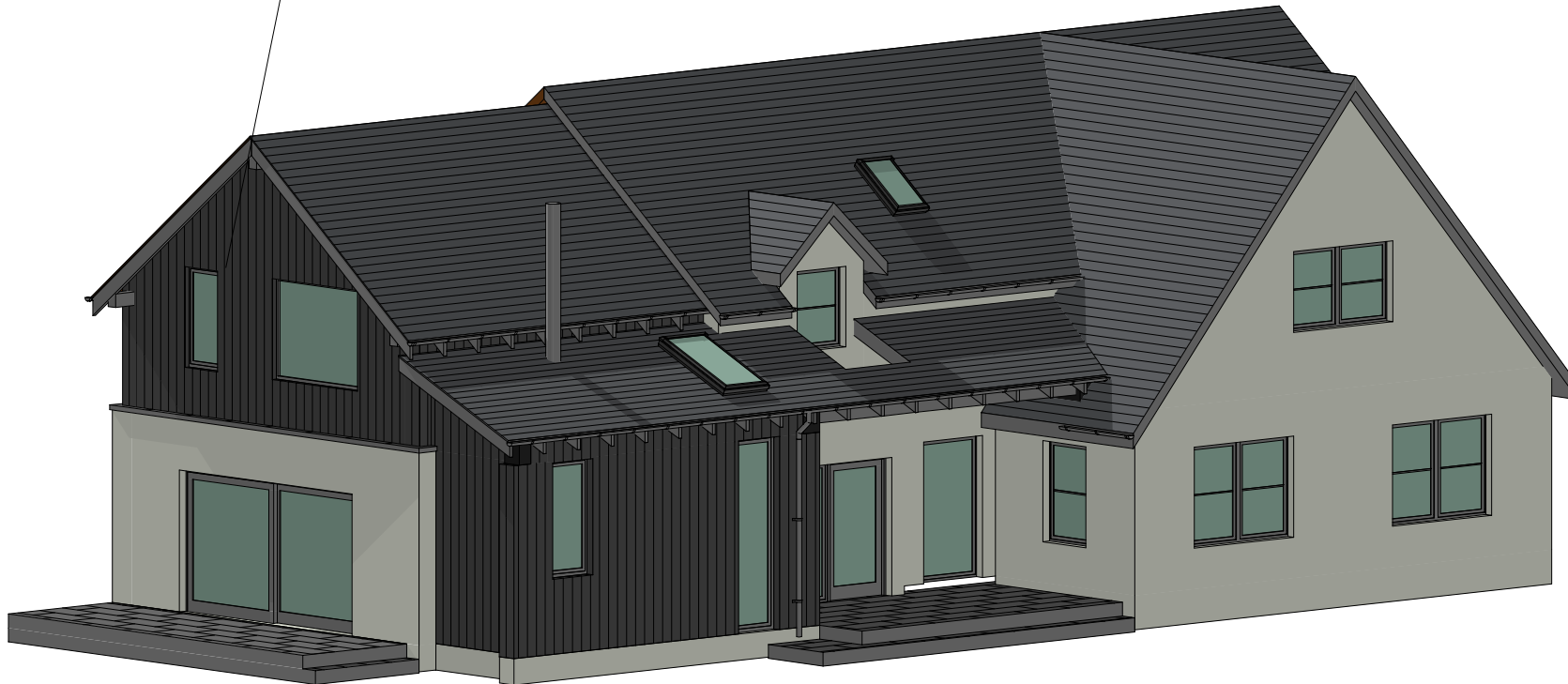
Andrew Rennie
Planning Officer – Development Management | Economy, Development and Planning

APPENDIX 3

Previously Approved Scheme 20/01648/FLL

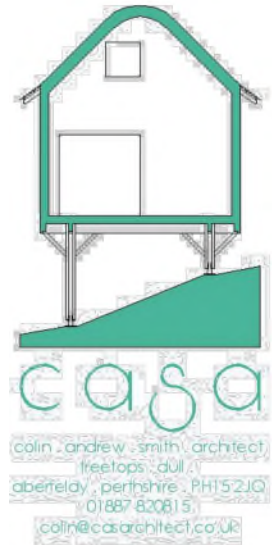
Proposed Scheme is no more dominant than that of the previously approved scheme

Very dominant two storey extension wholly visible from Street Frontage



APPENDIX 4

showing approved and built extension within the more onerous Aberfeldy Conservation Area
Note the extension projecting forward of the frontage with an assymetric roof pitch.
Location is Taybridge Terrace, A Victorian Terrace with a well established Building Line.
Yet this design is successful and was approved by the planning authority.

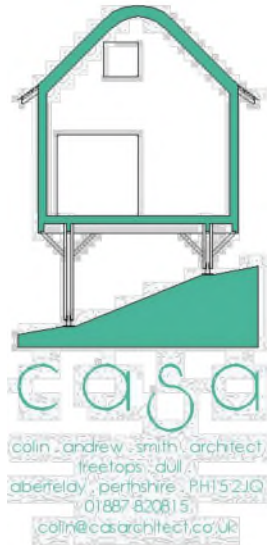


APPENDIX 5

The **streetscene** is an ad-hoc development of houses with no established building line. Contrary to the Planners assertions.

1 Orchard Brae is at the junction to Kenmore Road. The house level is similar to the road level, not elevated as the planner has asserted.

1 Orchard Brae



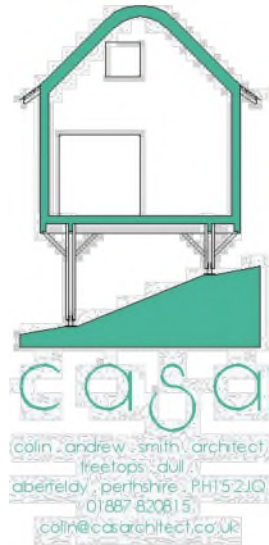
The dominant gable to the road front is not the North West entrance side gable but the North East Gable. It should be noted that there was an approval granted in this location which was two storeys. See Appendix 3. This proposal was substantially more visual than that of the proposed design.

Note garage of neighbouring property with permission for a garage directly adjacent to the **'Streetscene'**



View From the Laurels and Kenmore Road Junction

The predominant part of the extension which will be viewed is the gable extension to the east, NOT the part forward of the principle elevation



View from Orchard Brae and Kenmore Street Corner

Planner suggests the extension will, be highly visual from this junction.

This is not the case the existing house is obscured by existing landscaping features